

PROPERTY LOCATION

No	Alt No	Direction/Street/City
104		LANCASTER RD, ARLINGTON

OWNERSHIP

Owner 1:	CHAUNG STEPHEN &		
Owner 2:	WANG JIN		
Owner 3:			
Street 1:	104 LANCASTER RD		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	BINELL HELEN M/ESTATE -		
Owner 2:	-		
Street 1:	104 LANCASTER RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .146 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Vinyl Exterior and 2257 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.14646	Total SF/SM:	6380	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	427,981	Spl Credit	Total:	428,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6380.000	289,000	600	428,000	717,600
Total Card	0.146	289,000	600	428,000	717,600
Total Parcel	0.146	289,000	600	428,000	717,600
Source: Market Adj Cost		Total Value per SQ unit /Card:		317.97	/Parcel: 317.9

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	289,000	600	6,380.	428,000	717,600		Year end	12/23/2021
2021	101	FV	279,100	600	6,380.	428,000	707,700		Year End Roll	12/10/2020
2020	101	FV	279,100	600	6,380.	428,000	707,700	707,700	Year End Roll	12/18/2019
2019	101	FV	230,800	600	6,380.	421,900	653,300	653,300	Year End Roll	1/3/2019
2018	101	FV	230,800	600	6,380.	324,000	555,400	555,400	Year End Roll	12/20/2017
2017	101	FV	230,800	600	6,380.	305,700	537,100	537,100	Year End Roll	1/3/2017
2016	101	FV	230,800	600	6,380.	281,200	512,600	512,600	Year End	1/4/2016
2015	101	FV	216,800	600	6,380.	262,900	480,300	480,300	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

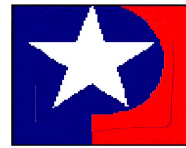
[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
7/3/2018	MEAS&NOTICE	BS	Barbara S
10/22/2008	Meas/Inspect	189	PATRIOT
9/2/2004	OWNR INFO	BR	B Rossignol
10/26/2000	Hearing N/C	201	PATRIOT
12/30/1999	Meas/Inspect	243	PATRIOT
1/1/1982		GP	

Sign:
VERIFICATION OF VISIT NOT DATA

 ____/____/____



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	119918
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

